



## 4th Quarter 2019 Market Study Greater South Bay Area, Los Angeles

City	Number of Sales	Average GRM*	Average Cap Rate**	Average Price/Square Foot	Average Price/Unit
Carson	2	15.3	4.4%	\$353	\$318,750
El Segundo	4	21.7	3.0%	\$563	\$505,196
Gardena	12	14.3	4.6%	\$358	\$268,380
Harbor City	7	14.2	4.5%	\$324	\$316,974
Hawthorne	12	15.8	4.2%	\$309	\$311,346
Hermosa Beach	6	23.3	2.9%	\$1,224	\$1,020,625
Inglewood	30	15.5	4.4%	\$371	\$299,635
Lawndale	5	15.9	4.1%	\$337	\$318,050
Lomita	2	18.6	3.7%	\$522	\$374,167
Long Beach	110	16.3	4.1%	\$389	\$335,033
Manhattan Beach	8	27.3	2.6%	\$1,202	\$1,630,563
Redondo Beach	12	22.2	3.0%	\$633	\$559,974
San Pedro	18	16.0	4.2%	\$304	\$267,135
Torrance	16	16.1	4.2%	\$359	\$360,807
Wilmington	5	14.9	4.4%	\$329	\$194,167
<b>Grand Total</b>	<b>249</b>	<b>16.8</b>	<b>4.1%</b>	<b>\$431</b>	<b>\$391,386</b>

Source: CRMLS residential income closed sales  
October 1st, 2019 through December 31st, 2019.

\*Gross Rent Multiplier estimated from reported  
actual rents; market rents used for vacancies

\*\*Cap Rates estimated using reported actual rents;  
market rents used for vacancies. Assumes 35%  
expenses; 50% expenses for master metered properties

For a full interactive copy of this study please contact:

Buckingham Investments  
562-624-4400  
1641 E 4<sup>th</sup> St  
Long Beach, CA 90802  
BuckinghamInvestments.com



## Take Control of Your Financial Destiny

### Benefits of owning income property:

- A business that does not go out of business. Shelter is a basic human need and the population keeps growing.
- A business that does not require that you show up for work every day. Your property manager will manage your rental units. Property management does not cost, it pays.
- A business that does not require you to have any employees. No payroll, no staff training, no hiring and no firing.
- A business that has cash flow. Good cash-on-cash returns are possible in this market.
- A business that has equity growth. By paying down your mortgage each month (using rent collected from your tenants) the principal balance on your loan will continually drop lower and lower.
- A business that has tax shelter benefits. Deduct your mortgage interest and the property's operating expenses, the depreciation deduction and the IRS's 1031 tax deferred exchange.
- A business that has value appreciation. Significant value appreciation is occurring.
- A business you purchase with the power of leverage. You receive 100% of the benefits of the value of the property, while only putting 3.5% to 25% down.
- A business you purchase with very low interest rates. The less you pay on your mortgage, the more cash you get to put in your pocket.

**Call us today and we will help you create a plan to take control of your financial future:**

[www.buckinghaminvestments.com](http://www.buckinghaminvestments.com)

**562-624-4400**